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PROPERTY INFORMATION

| | |
|----------------------|------------------------------|
| Property Address | 25239 – 25293 Telegraph Road |
| City/Township | Southfield |
| Shopping Center Size | 70,000 SF |
| Space Available | 3,300 SF |
| Asking Rental Rate | \$18.00 PSF |
| Estimated NNN's | \$5.00 PSF |
| Parking | 800 Spaces |

DEMOGRAPHICS (FIVE-MILE RADIUS)

| | |
|---|--|
|  POPULATION 242,408 PEOPLE |  MEDIAN AGE 41.4 YEARS OLD |
|  HOUSEHOLDS 100,554 |  CONSUMER SPENDING \$2.8 BILLION ANNUALLY |
|  AVG HOUSEHOLD INCOME \$81,169/ANNUALLY |  DAYTIME EMPLOYEES 141,858 EMPLOYEES |

JOIN

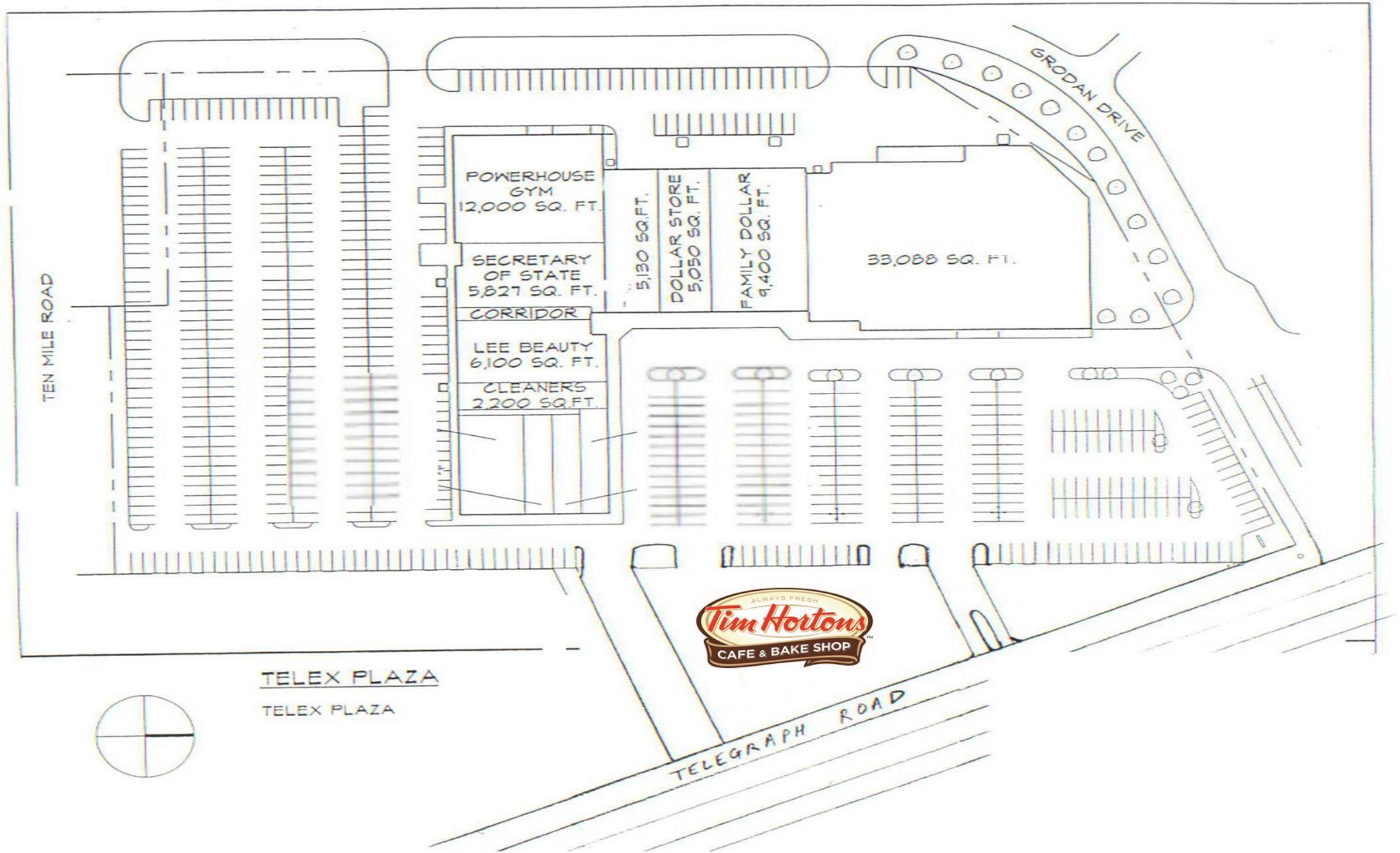


AREA TENANTS & EMPLOYERS










PROPERTY HIGHLIGHTS

- Join Power House Gym, Secretary of State and Family dollar in this Grocery anchored shopping center.
- Tel-Ex Plaza is located on the heavily traveled Telegraph Road, on the NWQ of Telegraph and Ten Mile Roads.
- Shopping center offers a great tenant mix for service retailers and restaurants to take advantage of.
- Site is easily accessible with multiple access points from both Telegraph and Ten Mile Roads.
- Vacant unit available on the end-cap, landlord can demise.





| | | | | | | |
|---|--|------------------------------|---|-----------------------------|---|---|
|  | <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Crazy Crab</p> | <p>Dollar Village</p> |  | <p>Nail Salon & Spa</p> |  |  |
|  | | | | | | |
| <p>Corridor</p> | | | | | | |
| <p>Lee Beauty Supply</p> | | | | | | |
| <p>Deluxe Dry Cleaners</p> | | | | | | |
| <p>Available 3,300 SF (Divisible)</p> |  | | | | | |
| | <p>T-Shirt Center</p> | | | | | |
| |  | | | | | |
| | <p>Southfield Chicken & Fish</p> | | | | | |

** Plan is not to scale*



| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|---------|
| 2010 Population | 7,239 | 71,681 | 242,277 |
| 2023 Population | 8,134 | 74,605 | 242,408 |
| 2028 Population Projection | 8,285 | 75,198 | 243,260 |
| Annual Growth 2010-2022 | 1.00% | 0.30% | 0.00% |
| Annual Growth 2022-2027 | 0.40% | 0.20% | 0.10% |
| Median Age | 45.6 | 42.1 | 41.4 |
| Bachelor's Degree or Higher | 34% | 34% | 34% |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|---------|
| White | 1,877 | 23,821 | 104,695 |
| Black | 5,864 | 45,817 | 121,803 |
| American Indian/Alaskan Native | 30 | 252 | 697 |
| Asian | 157 | 2,653 | 8,970 |
| Hawaiian & Pacific Islander | 3 | 18 | 65 |
| Two or More Races | 203 | 2,043 | 6,178 |
| Hispanic Origin | 142 | 1,627 | 5,580 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|---------------|---------------|---------------|
| 2010 Households | 3,812 | 31,146 | 100,410 |
| 2023 Households | 4,264 | 32,443 | 100,554 |
| 2028 Household Projection | 4,338 | 32,705 | 100,908 |
| Owner Occupied Households | 1,400 | 17,878 | 63,790 |
| Renter Occupied Households | 2,938 | 14,827 | 37,118 |
| Avg Household Income | 67,258 | 80,415 | 81,169 |
| Median Household Income | 55,087 | 59,792 | 60,237 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|---------------------|--------|--------|--------|
| \$25,000 - 50,000 | 1,253 | 7,139 | 21,454 |
| \$50,000 - 75,000 | 845 | 6,550 | 19,519 |
| \$75,000 - 100,000 | 658 | 3,835 | 12,098 |
| \$100,000 - 125,000 | 352 | 3,087 | 9,485 |
| \$125,000 - 150,000 | 222 | 1,660 | 5,241 |
| \$150,000 - 200,000 | 199 | 1,747 | 6,052 |
| \$200,000+ | 58 | 2,037 | 6,354 |

| DAYTIME EMPLOYMENT | ONE MILE | | | THREE MILE | | | FIVE MILE | | |
|-------------------------------------|-----------------|------------------|------------------------|-----------------|------------------|------------------------|-----------------|------------------|------------------------|
| | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS |
| Service-Producing Industries | 9,012 | 468 | 19 | 65,366 | 6,488 | 10 | 130,435 | 16,209 | 8 |
| Trade Transportation & Utilities | 1,218 | 56 | 22 | 7,953 | 527 | 15 | 17,200 | 1,673 | 10 |
| Information | 402 | 14 | 29 | 3,749 | 156 | 24 | 6,248 | 338 | 18 |
| Financial Activities | 1,471 | 72 | 20 | 11,788 | 835 | 14 | 18,288 | 1,905 | 10 |
| Professional & Business Services | 1,584 | 83 | 19 | 15,234 | 1,307 | 12 | 25,761 | 2,944 | 9 |
| Education & Health Services | 3,259 | 153 | 21 | 17,255 | 2,834 | 6 | 38,252 | 6,944 | 6 |
| Leisure & Hospitality | 758 | 43 | 18 | 4,546 | 327 | 14 | 11,650 | 851 | 14 |
| Other Services | 304 | 45 | 7 | 3,097 | 440 | 7 | 9,173 | 1,418 | 6 |
| Public Administration | 16 | 2 | 8 | 1,744 | 62 | 28 | 3,863 | 136 | 28 |
| Goods-Producing Industries | 768 | 38 | 20 | 7,071 | 321 | 22 | 11,423 | 871 | 13 |
| Natural Resources & Mining | 0 | 0 | - | 37 | 6 | 6 | 61 | 15 | 4 |
| Construction | 232 | 24 | 10 | 1,599 | 168 | 10 | 4,169 | 533 | 8 |
| Manufacturing | 536 | 14 | 38 | 5,435 | 147 | 37 | 7,193 | 323 | 22 |
| Total | 9,780 | 506 | 19 | 72,437 | 6,809 | 11 | 141,858 | 17,080 | 8 |

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*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*